



## PLANNING COMMISSION MAY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, May 17, 2023, at 7:00 PM

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### MINUTES

#### CALL TO ORDER

The regular May meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

#### ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Jerry Gies, Nancy McDougal, Richard Hannon and Janette Labbee-Holdeman. Commissioners Brian Payne and Mike Suozzo were not in attendance. Chairman Jake Kowalewski noted that there was a quorum present.

#### OLD BUSINESS

##### 1. Approval of Minutes, April 19, 2023, Regular Meeting

Motion was made by Commissioner Labbee-Holdeman to approve the minutes as written and it was seconded by Commissioner Geis. Motion passed 5-0.

#### NEW BUSINESS

##### 2. Greenamyre Rezone- Case #2023-DEV-003-RZ

The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes property. The property has access to Santa Fe Drive. The rezoning would expand the allowed uses to include, among others, the Row House dwelling unit type, as per UDO Article 4.03 Permitted Uses.

The Public Hearing was opened at 7:01 pm for discussion. Mr. Jeremy Greenamyre, applicant, stated that it's a good transitional zoning between Commercial to the West and Residential to East and North. There was a traffic study done on phase 1 that showed no impact on the traffic for the development. Mr. Greenamyre stated that the City of Lansing needs affordable housing, especially in the last few years. The price range for this projected housing would be between \$700-\$1,800 a month.

Mr. Richard Huhn at 601 N 2<sup>nd</sup> Terrace, stated that he has lived in the neighborhood for 48 years and he and his wife are against this rezoning. He stated that there are already 2 twelve-plex's as well as fourteen more units that were just recently built. There are about 68 cars in the area from Mr. Greenamyre's current developments alone. The quality of what has been produced so far is poor quality and is not of the same value as the rest of the homes in the area. He would rather it stay commercial, as people at the businesses go home at night and there is not as much traffic. It was stated that Mr. Greenamyre previously came to the City Council and wanted to put in 28 units

and the City Council said at the time that 28 units was too many. But Mr. Huhn stated that Mr. Greenamyre has half that many currently. And the units that are being put in are not going to help raise other residents' property value in the surrounding area.

James Andrews, who lives at 118 Fern St. stated that he is against the rezoning and has concerns about the quality of construction that is being built. He also stated that he can see the current units from his window, which is not desirable.

The Public Hearing closed at 7:05 pm.

Commissioner Labbee-Holdeman asked how many units there will potentially be, to which Mr. Gentzler, Community and Economic Director, responded that it is still to be determined, but probably around 24 units. He also added that nothing is set in stone. City Attorney Greg Robinson stated that this meeting is only about zoning, not what will potentially be built. Mr. Gentzler then stated that we are not here to discuss details like the number of units or what is allowed, etc.

Commissioner Leebbe-Holdeman stated that usually developments that are made between single family and commercial, there is a barrier from multi-family and asked if that is still appropriate for the City of Lansing. City Attorney Robinson stated that there is usually a buffer zone, and it most always goes from less dense to more dense and then into commercial. These types of units are generally what you would want.

With no further discussion, a motion was made by Commissioner McDougal to approve the rezoning request from B-3 to R-4. Commissioner Geis seconded it. Motion passed 5-0.

### **3. Reilly Development Rezone- Case # 2023-DEV-004-RZ**

The Applicant proposes to rezone a 16.9-acre tract of land from A-1 to R-2. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Medium Density. The applicant is proposing to develop the property as a continuation of the Fairway Estates subdivision. The property has access to North De Soto Road. The rezoning would grant the ability to create 6,000 sq. ft. minimum single-family Residential lots, as per UDO Article 4.03 Permitted Uses.

The Public Hearing was opened at 7:10 pm for discussion. Mike Reilly with Reilly Development, applicant, started by saying that this potential development is consistent with the comprehensive plan. The same zoning is to the South, with the Maple Subdivision, tying into Fairway Estates. It was also stated that there are roughly 17 acres that are being developed along Desoto Rd. The density for this development is 2.8 homes per acre, for about 48 homes. The entrance will be on Desoto Rd. and the price range starts at \$400,000 and up.

Melissa P. at 604 N Desoto Rd. stated that she has not been in the area long but wanted to confirm that the entrance will be on Desoto Road, as stated by Mr. Reilly. She then asked to confirm how many houses there would potentially be, to which Chairman Kowalewski stated between 48-50 properties. Melissa then stated that there will be roughly 100 additional vehicles on Desoto Rd. because of this development. She asked if there had been a traffic study done and it was confirmed that there has not been a traffic study completed yet, but that one will likely take place prior to any construction. Melissa stated that Desoto Rd. is already a very busy road, and she has concerns about the amount of traffic that the development will bring. Commissioner Geis stated that the City of Lansing paid for that road, for the purpose of development.

Brenna Rhodes stated that she and her husband are first time homebuyers, and they are currently under contract to purchase the property at 677 Hillside Ct. She is devastated that a whole

subdivision will potentially be built behind their future property. The walking trail, quietness and trees are a big reason why they are buying the house. She has concerns about the trees being cut down. And she is asking that the City of Lansing consider making a provision to protect the walking trail and tree line, in order to keep a buffer and privacy for residents, as well as to not decrease their property value. She suggested a 50-foot buffer be in place.

Richard Faulkner at 171<sup>st</sup> Street, stated that the county built the trail for recreation for the residents of Lansing. He would like to see 50–100-meter space or buffer to make it livable for the residents that occupy the area. City Attorney Robinson stated again that this is a rezone and all the things that were mentioned will be addressed and discussed later, prior to construction. It is a rezone to see if it is a good fit in the zoning of the area. If there is a preliminary plat submitted in the future, those issues will be discussed then. Mr. Faulkner then asked the Planning Commission to deny the rezoning request.

Donna Rhodes at 502 N Desoto Rd. said that her concern is about the trail being left alone as well as the traffic on Desoto Rd. She stated that with the current morning and rush hour traffic, she has trouble getting out of her own driveway. With the new subdivision, she mentioned that it will bring even more traffic, and the subdivision will cause more problems with transportation.

With no further discussion from the public, the hearing was closed at 7:19 pm.

Chairman Jake Kowalewski noted that the trail does in fact fall in the City Right of Way and it is City property. Commissioner Jerry Geis asked the public if they walk on it, to which most of them replied 'yes, almost every day'. Commissioner Geis then asked Mr. Gentzler if it is consistent with the comprehensive plan to which he stated that it is. The neighborhood and property have been considered, and it would be in line with the Maples Subdivision.

Commissioner McDougal made a motion to approve the rezoning from A-1 to R-2. Commissioner Labbee- Holdeman seconded the motion. Motion passed 5-0.

#### **NOTICES AND COMMUNICATIONS- None**

#### **REPORTS - Director, Community & Economic Development:**

Mr. Gentzler would like to start training classes for the Planning Commission soon, that would take place after regular monthly meetings. The purpose of the trainings would be to discuss and learn about various topics that we regularly discuss among the Planning Commission. Further details regarding the training will be discussed at the next regular Planning Commission meeting.

#### **ADJOURNMENT-**

Commissioner Hannon made a motion to adjourn, the motion was seconded by Commissioner McDougal and the meeting was adjourned by acclamation at 7:27 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director